

Town of Vernon
Planning & Zoning Commission (PZC)
Approved Minutes
Thursday September 6, 2018
7:30 PM
Council Chambers, Third Floor
Memorial Building, 14 Park Place
Rockville / Vernon, CT

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1. Call to Order & Roll Call

- Meeting was called to order by Chairman Charles Bardes at 7:30pm.
- Regular members present: Chairman Charles Bardes, Susan Reudgen, Roland Klee, Wes Shorts, Joseph Miller, Ronald Scussel
- Alternate members present: Jesse Skoolnik
- Alternate members absent: Charles Catania and Yu (Iris) Mullen
- Staff present: Marina Rodriguez, Town Planner
- Recording secretary: Kathleen Minor

2. Administrative Actions / Requests

2.1 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #4 "Other Business" – Requires Commission vote

- None

2.2 Communications received NOT related to Agenda items

- None

2.3 Acceptance of Minutes

Susan Reudgen motioned to accept the minutes from the August 16, 2018 meeting as presented. Roland Klee seconded and the motion passed unanimously.

2.4 Sec. 8-24 Referral for Wastewater Treatment Plant upgrade at 100 Windsorville Road (Assessor ID: Map07, Block 02, Lot/Parcel 01)

- Robert Grasis, Director of Town of Vernon Water Pollution Control Authority spoke on behalf of the Referral. Also in attendance representing the Application was Steve Boske, Assistant Director of Town of Vernon Water Pollution Control Authority and Ray Weaver, Chairman of the Water Pollution Control Authority.
- Discharge permit was obtained in November 2017 for treatment requirements that the plant is not designed to do as well as needed equipment upgrades
- Per Town Planner Marina Rodriguez, the 8-24 Referral is consistent with the Town of Vernon Plan of Conservation and Development

Roland Klee motioned to approve the 8-24 Referral for improvements to Wastewater Treatment Plan upgrade to 100 Windsorville Road as they are consistent with the Town of Vernon Plan of Conservation and Development. Susan Reudgen seconded and the motion passed unanimously.

3. Public Hearing and Action on Application

3.1 Application [PZ-2018-06] of Matthew Hnatiuk for a Special Permit for fill over 50 cubic yards at 44 Village Street (Assessor ID: Map 23, Block 93, Lot/Parcel 20)

- Town Planner Marina Rodriguez read into the record the legal notice that was published on Saturday 8/25/18 and Saturday 9/1/18
- The abutters notices were mailed 8/23/18
- Staff comments were read into the record: Town Planner, 8/15/18; Zoning Enforcement Officer, 8/9/18; Fire Marshal, 8/9/18; Traffic Authority, 8/9/18; Wetlands Enforcement Officer, 8/9/18; Building Official, 8/9/18; North Central District Health Department, 8/14/18; Town Engineer, 8/17/18, Local Historical Properties Commission, 9/3/18. The Commission and Applicant were distributed the Local Historic Properties Commission comments.
- The property owner, Matthew Hnatiuk presented the Application.
- Brought fill in to level off backyard property, did not realize a special permit was required for material over 50 cubic yards
- Discussion ensued
- Staff comments were reviewed about the requirements needed to approve the Application
- There were no comments from the public.

Wes Shorts motioned to continue this Public Hearing to the September 20, 2018 meeting. Joseph Miller seconded and the motion passed unanimously.

4. Other Business / Discussion

- None

5. Adjournment

Wes Shorts motioned to adjourn the meeting at 8:09pm. Susan Reudgen seconded and the motioned passed unanimously.

Respectfully Submitted,



Kathleen Minor
Recording Secretary